



Agenda

Thursday, April 7, 2022; 7:00 p.m.

A public meeting of the Howard County Historic Preservation Commission (HPC) will be conducted on Thursday, April 7, 2022 at 7:00 p.m. To adhere to social distancing measures, this meeting will not take place at 3430 Court House Drive, Ellicott City, but will be conducted as a virtual web meeting/conference call where the public is invited to speak on the following agenda items. All cases are public meetings where any member of the public may offer testimony. Certain cases, such as requests for Certificates of Approval, are contested cases subject to the County Administrative Procedure Act. Instructions on how to join the meeting are provided on the HPC webpage: www.howardcountymd.gov/boards-commissions/historic-preservation-commission. Additional information may be obtained from the Department of Planning and Zoning by emailing preservation@howardcountymd.gov. Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures. Requests for accommodations should be made at least three working days in advance of the meeting.

This report and any recommendations are based on the Guidelines adopted by the Commission. The report is prepared by Commission staff and does not represent the views of the Commission or of the Department of Planning and Zoning.

PLAN FOR APPROVAL

Regular Agenda

1. HPC-22-11 – 3530 Sylvan Lane, Ellicott City
2. HPC-22-12 – 8267 Main Street, Ellicott City
3. HPC-22-13 – 8221-8225 Main Street, Ellicott City
4. HPC-22-14 – 6086 Old Lawyers Hill Road, Ellicott City
5. HPC-22-15 – 3713 Fels Lane, Ellicott City

OTHER BUSINESS

1. Administrative Updates
2. Rules of Procedure Update – consider proposals to update Rules to specifically address Demolition by Neglect legislation, update meeting procedures for hybrid meetings and make technical corrections. Review proposed inspection form.
3. Design Guideline Update – General feedback and comments on Chapters 1, 2, 4 and Glossary.

REGULAR AGENDA

HPC-22-11 – 3530 Sylvan Lane, Ellicott City

Applicant: Matthew Krist

Request: The Applicant, Matthew Krist, requests a Certificate of Approval to install a fence at 3530 Sylvan Lane, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1956.

The property owner was approved in case HPC-18-01 to construct an addition on the ranch style house and side the addition in vinyl, to match the existing siding. In a subsequent case, HPC-18-49, the property owner was approved to change the siding on the entire house to cedar shake and to replace the existing white vinyl windows with black wood windows of a different style.

Scope of Work: The Applicant proposes to install a 4-foot tall black aluminum fence around the front yard. The fence will have two gates, as shown in the site plan, on opposite sides of the fence perimeter.

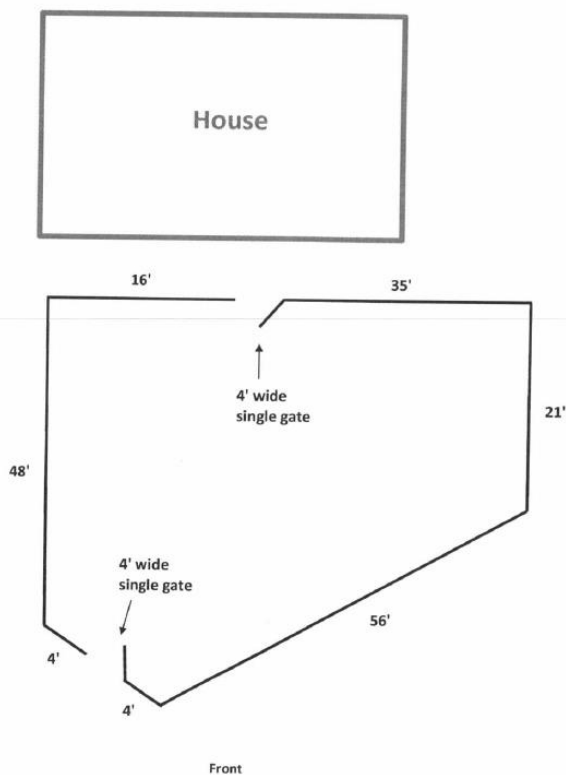


Figure 1 - Proposed fence location.



Figure 2 - View of right side of front yard.



Figure 3 - Aerial view of property.

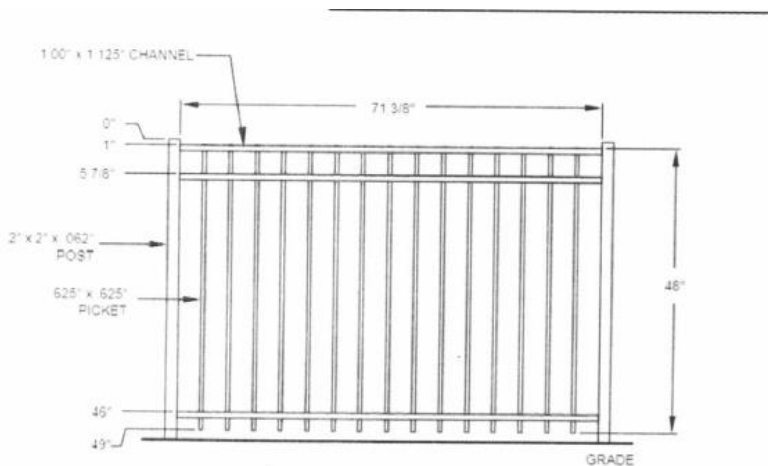


Figure 4 - Proposed fence



Figure 5 - Stock image of proposed fence.

HPC Review Criteria and Recommendations:

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveway

- 1) Chapter 9.D states, "Fences of wood or iron can be used. Fencing is also available in other metals such as aluminum, but shaped and finished to resemble iron. A simple, painted picket fence is suitable for many of the district's residences (especially smaller or less formal homes). A basic picket fence has either a half-round or half-octagon shape at the top, while a framed picket fence is topped by a railing. Split rail or post and rail fences are more appropriate in less densely developed areas such as upper Church Road, Sylvan Lane and Park Drive."
- 2) Chapter 9.D states, "New fences that emulate these older metal fences are appropriate for many areas of the historic district, especially for commercial and office areas and for formal residences."
- 3) Chapter 9.D recommends:
 - a. "Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."
 - b. "Install open fencing, generally not more than five feet high, of wood or dark metal. Use closed wood fences only for side and rear yards in areas where a precedent exists. Construct closed wood fences of painted vertical boards, with straight or angled rather than scalloped tops."

The Guidelines show an example of the proposed fence in a graphic of appropriate fence styles for the district. However, the Guidelines also indicate that a less formal type of fence, such as a split rail or post and rail fence is appropriate in less densely developed areas such as Sylvan Lane and that simple picket fences are appropriate for smaller, less formal homes. The architectural style of the existing home is a 1950s rancher, that was updated in 2018. While it is not common to find a fence enclosing a front yard in this area, the Commission approved a wooden cross rail fence, to be stained black, in October 2020 on Upper Church Road (HPC-20-69), which is another area in the district that is less densely developed.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the proposal complies with the Guidelines and approve, modify or deny accordingly.

HPC-22-12 – 8267 Main Street, Ellicott City

Applicant: Alex Sullivan, Howard County Tourism

Request: The Applicant, Alex Sullivan from Howard County Tourism, requests a Certificate of Approval to make exterior sign alterations at 8267 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-752, the Ellicott City Post Office. The building dates to 1940 and was constructed as a post office building.

In 2011, case HDC-11-46, the existing wooden sign on the front of the building was approved. In 2013, case HDC-13-51, the existing wooden side sign for the marketing office was approved.

Scope of Work: The Applicant seeks approval to reface the existing wood signs using a PET type, engineering grade reflective vinyl (the same used in road signs).

The dimensions of the signs will remain the same; the front sign is 32 inches high by 38 inches wide and the side sign is 30 inches high by 34 inches wide. The new sign face will consist of a blue background with white and red text. The new logo contains the text “1851” which is shown in an orange color. The sign contains four total colors, but the orange and red are used as small accent colors in the logo.



Figure 6 - Existing front signs.



Figure 7 - Proposed new sign design. To be a PET vinyl material.



Figure 8 - Existing side sign.



Figure 9 - Proposed side sign design. To be a PET vinyl material.

The front sign will contain the new Tourism logo and will read:

VISIT
HOWARD
COUNTY
MARYLAND
WELCOME
CENTER
HOURS OF OPERATION
MONDAY - FRIDAY
9 AM – 5 PM
www.VISITHOWARDCOUNTY.com

The side sign will contain the new Tourism logo and will read:

VISIT
HOWARD
COUNTY
MARYLAND
OFFICES
www.VISITHOWARDCOUNTY.com

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs; General Guidelines

1) Chapter 11.A recommends:

- a. "Use simple, legible words and graphics."
- b. "Keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used."
- c. "Use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade."

- 2) *Chapter 11.A recommends, "Use historically appropriate materials such as wood or iron for signs and supporting hardware."*

The graphics, letters and colors of the proposed sign comply with the Guidelines; however, the Guidelines suggest that historically appropriate materials, such as wood or iron, be used for the sign material. The sign material being proposed is PET vinyl. The Commission should determine if the proposed PET vinyl material complies with the Guidelines.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the proposed PET vinyl material complies with the Guidelines and approve, deny or modify accordingly.

HPC-22-13 – 8221-8225 Main Street, Ellicott City

Applicant: Kim Conley

Request: The Applicant, Kim Conley, requests a Certificate of Approval to make exterior sign alterations at 8221-8225 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT the building on the property dates to 1930. The Design Guidelines explain that this building design was influenced by the Art Deco style through the use of the glazed terra cotta panels, steel casement windows and curved storefront. The building was originally constructed as a movie theater, and over the years has also operated as a children's theater, performing arts space, photography studio, bookstore and retail space. The theater marquee sign still exists on the building but has been modified over the years.

The previously approved sign for Precious Gifts, was approved in 1997 (case HDC-97-36) to replace the Ellicott Theatre sign.

In March 2020, case HPC 20-07, the property owner received Advisory Comments from the Commission for the design of permanent signage on the buildings. For the HPC-20-07 application, the application stated the preferred use of the marquee would be to make it look more like it did in the 1940s, restoring the word "Ellicott" above the marquee and utilizing the marquee with changeable letters to promote special events and not using it for business signage. The previous tenant at that time also wanted to install signage for their business, and the Commission provided advice on this aspect as well. The Commission thought restoration of the marquee to its original look was a great idea. The Commissioners thought signage on the transom above the storefront windows would be fine if it complied with the Guidelines. Overall the Commissioners wanted to see specific proposals in order to better provide Advisory Comments and recommended the Applicants return.

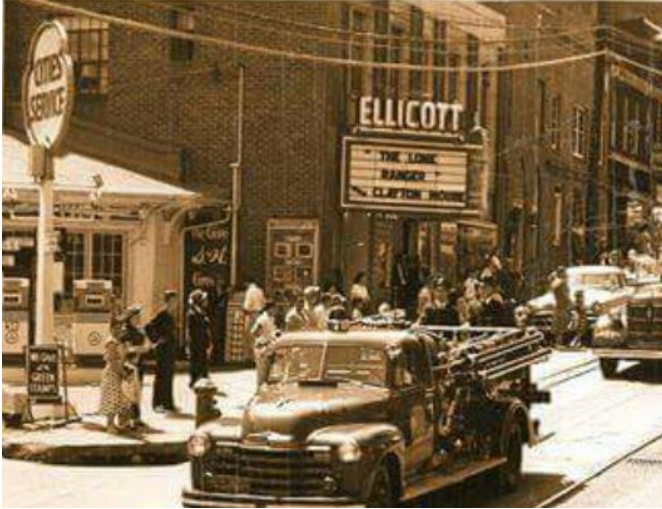


Figure 10 - Original signage, circa 1930s/40s



Figure 11 - Signage circa 1980s



Figure 12 - Signage circa 1990-2015



Figure 13 – Signage at the time of the March 2020 Advisory hearing.

Scope of Work: The Applicant seeks approval to install business signs in the following locations:

- 1) Main marquee sign board.
- 2) Changeable sign board above the marquee.
- 3) Projecting sign over storefront windows.

Main Marquee Sign

The main marquee sign served as the former Theater marquee (see Figure 10). The Applicant proposes to install the main business sign here, which will read:

The
Crazy Mason
milkshake bar

The sign will be internally illuminated, with a white background, with white and brown text outlined in black. The sign will contain an image of a milkshake holding various desserts. The graphic will contain multiple colors, such as brown, yellow, red, green and blue. This sign will be located on both sides of the marquee sign.

Changeable Sign Board Above Marquee

The sign will be inserted into the sign board and will be 2 feet high by 8 feet wide, for a total of 16 square feet. The sign board will be internally illuminated. The sign shown in the board has a white background with black text and reads "THE CRAZY MASON". However, the business owner has said that sign will never read "THE CRAZY MASON" and will be used to share special events or business specials and explained the sign will change on a regular basis, more like a theater. The Applicant said the letters will be 6" changeable numbers and letters in a serif style font.



Figure 14 - Proposed signage

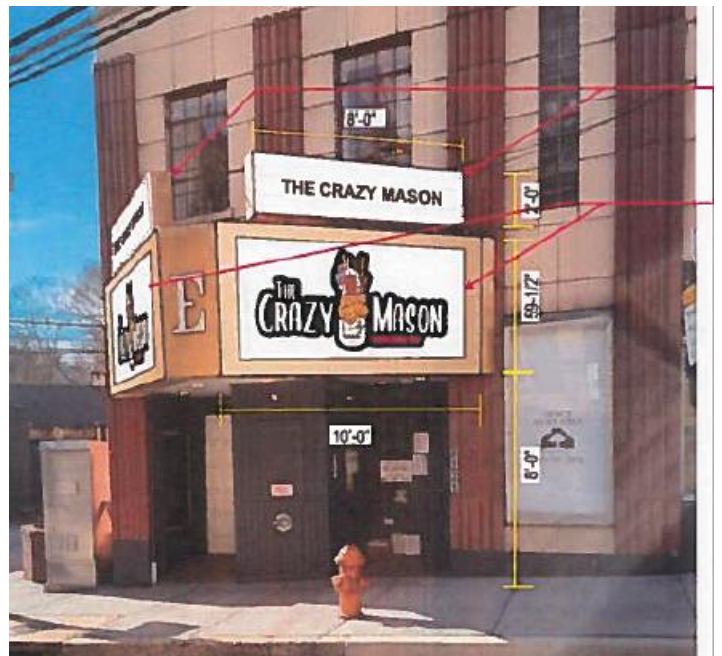


Figure 15 - Proposed use of signage on marquee.

Projecting Sign Above Storefront Window

The Applicant proposes to install a double-sided projecting sign on the west side of the building above the storefront windows, see Figure 17. A black metal bracket will be installed in the terracotta panel over the storefront windows. A sign will hang from the bracket on black chains, and will be oval shaped, with a black background and white text and an aluminum interior that will be visible through the routing. The sign will contain the image of a milkshake holding other desserts. The sign will be constructed out of high-density urethane (HDU) with routed text and logo and aluminum sandwiched between the HDU, which will be visible when routed. The sign will be 2 feet high by 2 feet 6 inches wide, for a total of 3.41 square feet. The sign will be 1.5 inches thick.

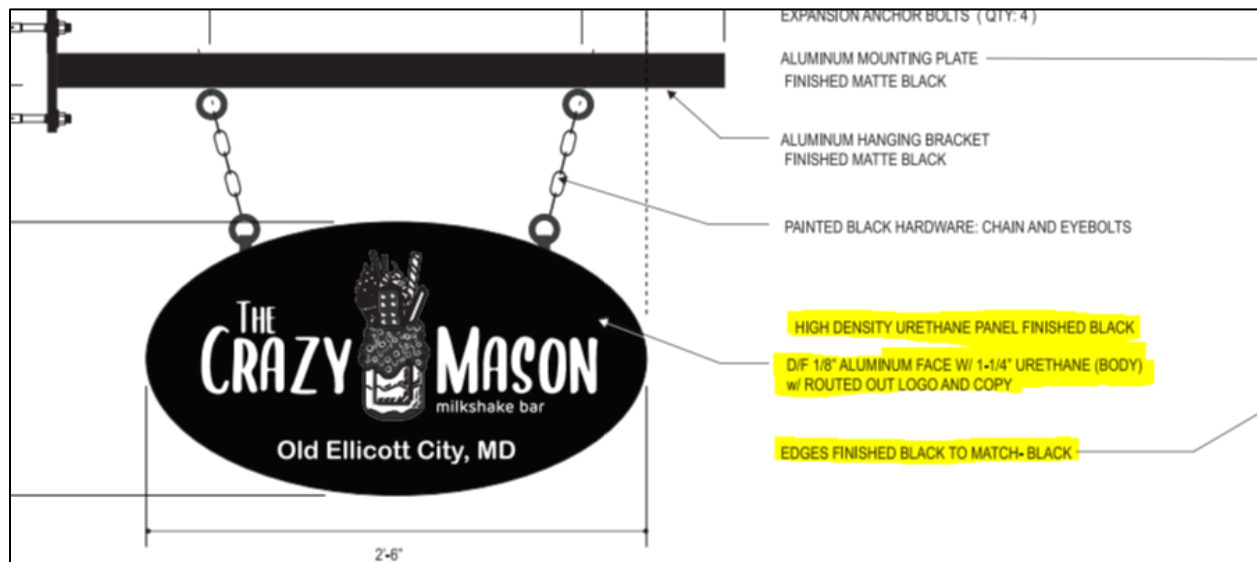


Figure 16 - Proposed projecting sign above storefront windows.

HPC Review Criteria and Recommendations:

Chapter 11.A: Signs, General Guidelines

- 1) Chapter 11.A recommends:
 - a. "Use simple, legible words and graphics."
 - b. "Keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used."
 - c. "Use a minimum number of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade."

The marquee sign will contain more than three colors, primarily within the graphic of the milkshake and for the term "milkshake bar", otherwise the text will be white with black outline on the marquee sign.

- 2) Chapter 11.A recommends, "Use historically appropriate materials such as wood or iron for signs and supporting hardware. Select hardware that blends with the style of the sign and is neither flimsy nor excessively bulky."

The marquee sign involves the re-use of a historic sign on the building. The projecting sign to be located above the storefront windows will be high density urethane (HDU), which the Commission has previously approved as it has the thickness and texture of wood, and the ability to be routed and sandblasted like wood, but is more suitable for long term use outside.



Figure 17 - Proposed projecting sign location.



Figure 18 – Zoomed in view of projecting sign location.

- 3) Chapter 11.A recommends, “Emphasize the identification of the establishment rather than an advertising message on the face of the sign.”
- 4) Chapter 11.A states the following is Routine Maintenance, “Restoring or repairing a sign with materials that exactly match the existing materials; changing only the text of a sign while all else remains the same.”

The changeable sign board above the main marquee sign was originally used to advertise theatrical events; however, is now being proposed to be used to advertise new milkshake flavors, etc. The Commission should determine if this complies with the Guidelines. The Applicant said the letters will be 6” changeable numbers and letters in a serif style font, similar to what has previously been on the marquee. If approved, the business owner would be able to change out the message as routine maintenance per Chapter 11.A.

Chapter 11.B: Signs, Commercial Buildings

- 5) Chapter 11.B recommends, “incorporate the sign into the façade of the building. Sign should fit within the lines and panels of the façade as defined by the building frame and architectural details.”
- 6) For flat mounted signs, Chapter 11.B recommends, “In most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City's larger buildings. where these limits would result in signs that are ineffective or not in scale with the building.”
- 7) For projecting signs, Chapter 11.B recommends, “Limit the sign area to be in scale with the building. Projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City's small, attached commercial buildings.”

The marquee sign fits within the existing theater marquee, and as a result is larger than typically recommended.

The projecting sign above the storefront windows will be 3.41 square feet and complies with the Guideline recommendations.

Chapter 11.B: Signs, Commercial Buildings

- 8) *Chapter 11.B explains, "Most buildings should not have more signs than uses or occupants. In a few cases a location may call for two signs for a business. When the two signs are on the same building façade, the best combination will often be one flat-mounted or window sign and one projecting sign. Multiple signs need to be coordinated so that the cumulative effect does not clutter or obscure the building façade."*
- 9) *Chapter 11.B recommends, "In most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign."*

While this building is one large space internally, it reads as two buildings from the street. The marquee theater sign is located over the left east portion of the building and the proposed projecting sign above the storefront windows would be located over the west portion of the building. The marquee sign will contain two signs, one on each side of the marquee.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the signs comply with the Guidelines and approve, deny or modify accordingly.

HPC-22-14 – 6086 Old Lawyers Hill Road, Ellicott City

Applicant: Bruce Voris

Request: The Applicant, Bruce Voris, requests a Certificate of Approval to make exterior alterations at 6086 Old Lawyers Hill Road, ElkrIDGE.

Background and Site Description: This property is located in the Lawyers Hill Historic District. According to SDAT, the building on the property dates to 1958.

The house was constructed in the Cape Cod style and is brick on the first floor, with wood clapboard siding on the side gables and rear full dormer and front single dormer windows.

This house was identified as noncontributing in the National Register nomination, as it was less than 50 years old at the time of the nomination in 1993. The house is currently 64 years old.

Scope of Work: The Applicant proposes to make the following alterations:

- 1) Front Door – Remove the existing forest green wood front door and install a ProVia fiberglass door. The existing wood door is a 4-panel door with a 4-light transom, with a unique design on the lights. The proposed fiberglass door would match the wood in the panel and transom design and will be a forest green color.
- 2) Front Storm Door – Replace the existing aluminum front storm door with a new aluminum storm door. The existing storm door is white, but the proposed new storm door will be forest green to match the front door.
- 3) Basement Door – Remove the existing 6 light over 2 panel wood door. Remove storm door. Install new 1 light over 2 panel steel door, to be white.
- 4) Siding – Remove the existing original white wood siding on the east, west and north sides of the house, and on two south dormers. Install a moisture barrier and Thompson Creek white vinyl siding with a 7-inch exposure.



Figure 19 - Front and side view of house.



Figure 20 - Rear and side view of house.



Figure 21 - Proposed fiberglass front door and aluminum storm door.



Figure 22 - Existing detail on wooden front door.



Figure 23 - Existing basement wood door and storm door. Storm door to be removed.



Figure 24 - Proposed steel basement door.

HPC Review Criteria and Recommendations:

Chapter 6.B: Rehabilitation and Maintenance of Existing Buildings; General Guidelines for Non-Historic Buildings

1) Chapter 6.B explains:

- a. *“Buildings constructed after 1941 are described in the Lawyers Hill National Register nomination as noncontributing to the historic significance of the District. (These homes are termed noncontributing because they were less than 50 years old at the time that background information for the nomination was gathered.) Section 16.607(c) of the County Code states that the Historic Preservation Commission is to be lenient in its review of alterations to the buildings that are of lesser historic value, ‘except where such plans would seriously impair the historic or architectural value of surrounding structure or the surrounding area.’*

Houses listed as noncontributing are not unimportant to the Historic District and the Commission does have to review and approve proposed exterior changes to them. These houses may have been built on the foundations of earlier homes, in an environmental setting that displays the historic character of Lawyers Hill. As time passes, these homes will themselves become historic structures that represent the continuing development of the community.

Alterations to noncontributing buildings should be compatible with the style and materials of the existing building. The detailed architectural guidelines apply to noncontributing structures only as necessary to maintain the character of the Historic District as a whole.”

This house was identified as noncontributing in the National Register nomination, as it was less than 50 years old at the time of the nomination in 1993. The house is currently 64 years old and is constructed in the Cape Cod style consisting of brick and wood siding. The Commission should determine if they find if the proposed alterations are compatible with the style and materials of the existing building and also ensure that the alterations will not impact the historic value of the historic district in accord with Section 16.607, Standards for Review, of the County Code. Section 16.607 states that the Commission “shall be lenient in its judgment of plans for structures of little historic value or plans for new construction, except where such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area.” Section 16.607 states that in reviewing an application the Commission shall give consideration to:

- (1) The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.
- (2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.
- (3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.

Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Siding and Shingles

- 2) Chapter 6.E explains, *"The most common exterior wall material in the Historic District is wood siding consisting of overlapping wood boards running horizontally. Both clapboards and German siding are found."*
- 3) Chapter 6.E recommends:
 - a. *"Maintain and repair existing wood siding or wood shingles."*
 - b. *"When necessary, replace deteriorated wood siding or shingles with materials that match the original as closely as possible in texture, size and shape and that maintain the original shape and width of details such as cornerboards and door and window trim."*
 - c. *"Remove asbestos shingles or other coverings to restore original wall materials."*
- 4) Chapter 6.E recommends against:
 - a. *"Covering or replacing wood siding or wood shingles with asbestos, vinyl, aluminum, artificial stone or brick, or other materials not available when the building was constructed."*
 - b. *"Changing the scale of siding; e.g. replacing narrow 4"-5" clapboard with 8" siding."*

The current siding material on the house is wood, but it is only found on the side of the second floor gables, on the rear of the full dormers and the front of the single dormers. The Guidelines recommend, for contributing historic structures, replacing deteriorated siding with materials that match the original as closely as possible. As this is a non-contributing structure, the Commission should determine if the proposed use of vinyl is compatible with the existing building and will impact the character of the Historic District. In a previous case for Advisory Comments (HPC-22-06) for the construction of a new home in this vicinity, the Commission recommend the Applicant avoid using vinyl siding and said fiber cement siding may be a better choice.

Chapter 6.K: Rehabilitation and Maintenance of Existing Buildings; Entrances

- 5) Chapter 6.K explains, *"Entrances to Lawyers Hill houses are simple. The original doors on the historic buildings were typically paneled wood. Most houses currently have paneled wood doors, often with some of the panels replaced with glass."*
- 6) Chapter 6.K recommends:
 - a. *"Maintain and repair original doors, doors frames, sidelights and transoms; weatherstrip doors to reduce air infiltration."*
 - b. *"When necessary, install replacement doors that are similar in style and finish to the original doors or appropriate to the style of the house."*
- 7) Chapter 6.K recommends against *"unnecessarily replacing original doors."*

The existing doors are wood doors. The Commission should determine if the proposal to remove the wood doors and replace with fiberglass in the front and steel on the back door is compatible with the existing building and will have an impact on the character of the historic district.

Staff Recommendation to the HPC: Staff recommends the Commission determine if the proposed materials comply with the Guidelines and approve, deny or modify accordingly.

HPC-22-15 – 3713 Fels Lane, Ellicott City

Applicant: Jason Thompson, Howard County Department of Recreation and Parks

Request: The Applicant, Jason Thompson, requests a Certificate of Approval to demolish an existing addition and construct a new addition at 3713 Fels Lane, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-581, the Pines (Fort-Heine House). The Inventory form explains that the original nine-acre parcel on which "The Pines" is located was purchased by Bernard Fort in 1848 and that the stone house was most likely built between 1876-1877. The Inventory states:

"The Pines" (Fort-Heine House) is a 2 ½ story, five-bay by two-bay rubble stone structure with a two-story, three-bay by one-bay stone wing on the east. It has a gable roof with asphalt shingles and an east-west ridge. There is a one-story, two-bay by one-bay frame addition on the east and a smaller one-bay addition on the east of this addition that wraps around the north side of the wing and main block. "The Pines" is built of the local granite which is roughly squared and brought to course, with finely cut granite lug sills and single-piece granite lintels. The mortar joints are thick and are slopped over the edges of the stone and fill many of the drill holes. The mortar was painted a dark grey and penciled with white mortar joints. The windows have six over-six sash, and have blinds that are mortised and tenoned and pinned. They are hung on cast iron butt hinges that are stamped "PAT'D 1870." The south elevation of the main block has a center doorway on the first story that has four panels with sunken fields and bolection mouldings. There are sidelights with three lights over one panel and the sidelights run up beside the two-light transom. There is a five-bay porch with four chamfered posts with sawn brackets to either side. The front face of each post has a pyramidal plaque, and above it is a short bracket with a stylized volute at the top. The roof has two gabled dormers, each centered between the end bay and the next bay in, with a six-over-six sash and a plain fascia that is eared at the bottom. There is an interior brick chimney on each gable end. The house has a center-passage, single-pile plan with an ell on the east that has a side-passage, single-pile plan."

The existing additions are cinderblock structures clad in wood German lap siding and may date to the mid-20th century.

In April 2017, case HPC-17-27, Howard County Recreation and Parks received approval to construct a shed to the left of the historic house. The design of the shed, with the front gable pitched roof, echoed to the pitched roof shape on the historic building. The shed has a front gable roof and the historic home has a side gable roof. The shape of the shed roof is compatible with the shape of the roof on the historic house and is the same pitch as the side of the house.

In February 2022, in case HPC-21-46, the Commission provided Advisory Comments on the proposed demolition and new addition. The Commission recommended constructing a one-story addition and not covering the historic stone that is currently exposed. The comments included the following:

- 1) The massing of the addition overwhelmed the historic house. The Commission suggested constructing a one-story addition behind the house, carving into the hillside.
- 2) The height of the two-story rear addition was above the eave line of the historic house and should be lowered to be subservient to the historic house.
- 3) A one-story addition would cause less disturbance to the rear of the historic house.
- 4) The massing of the addition was so overwhelming, that the architectural design could not be commented on.

- 5) The proposed addition roof is pitched toward the historic house, which could trap snow and rain and cause structural and other deterioration problems on the historic house.
- 6) As proposed materials were not really shown or provided, this item was not discussed in detail. However, some Commissioners wanted to see material and fenestration that better matched the historic house.
- 7) The Commission recommended the weight of artifact storage on the 2nd floor portion of the historic home be considered, as the house was designed not for that potential weight load.

A few of the Commission's comments were addressed, such as the roof pitch of the addition, but the addition remains predominately a two-story rear addition that will be visible from the entry to the property. The Commission noted that it initially appeared as though the addition was connected by a breezeway, but the floor plan showed it was not. The Commission also recommended using a breezeway feature to minimize disturbance to the rear of the historic stone structure as then only the breezeway would be connected to the house and the remainder of the addition would be detached from the historic structure. More detail on the proposed scope of work is included below.

Scope of Work: The Applicant seeks approval to demolish the 1950s addition, construct a new addition, make site alterations and minor alterations to the historic house.

The new addition will consist of the following:

- **Item 1 - Rear door** – The rear door will be a 4-panel steel door. The door will be factory primed, but painted on-site, Sherwin Williams Riverway (6222) to match the proposed siding color. The door will be ADA accessible and 36 inches wide. Construction plans have not progressed to selecting a specific manufacturer yet and the Applicant cannot provide an accurate specification sheet at this time.
- **Item 2 – Windows** – The original application states vinyl, but the Applicant has updated to a 6:6 wood window in order to paint the windows Sherwin Williams Riverway (6222) to match the proposed siding and door color. The windows are proposed to be simulated divided light windows, with applied trim on both interior and exterior window faces. Construction plans have not progressed to selecting a specific manufacturer yet and the Applicant cannot provide an accurate specification sheet at this time.
- **Items 3 – Window Trim** – The proposed window trim would be consistent with the existing trim, consisting of 1x4 flat trim on the top and sides of the window and a thicker sill on the bottom of the window. The material will be cementitious trim material, similar to the proposed siding material, with all of the trim painted to match the siding as is done on the existing house.
- **Item 4 – Siding** – Boral TruExterior in the cove/Dutch lap to match the existing German lap on the historic house. The existing wood siding exposure is 4.8 inches and the Boral TruExterior is proposed to be 5 inches.
- **Item 5 – Building Trim** –
 - The corner trim is proposed to match the existing 1x4 flat trim used on the existing building, but will be a Boral TruExterior trim board material. The trim will be painted to match the siding.
 - The cornice/fascia is proposed to be 1x6 flat trim, similar to the trim on the cornice on the east side of the main part of the house, but will a Boral TruExterior trim material and painted to match the siding and other trim.
 - Soffits, fascia, door and other trim - a Boral TruExterior trim material.

- **Items 6 – Paint color** – The proposed siding and trim color is Sherwin Williams Riverway (6222) to match the existing siding color as closely as possible.
- **Item 7 – Roof** – The roof will be a white EPDM membrane roof due to the low slope angle. The roof will not be visible from the ground.
- **Item 8 – Gutters** – Existing gutters and downspouts on historic house are 6-inch half round gutters with 4-inch round downspouts, painted to match the siding. New gutters and downspouts will match the existing size, shape and color.
- **Item 9 – Rear Roof Guardrail** – A guardrail will be installed on the rear, one-story addition around the HVAC equipment. The guardrail will be a simple, round tubular railing, 42 inches high, that will be custom fabricated to fit around the HVAC equipment that will be located on the roof of the one-story addition. This location is the least visible location on the site and will eliminate the need for HVAC units on the ground around the house. Since the railing will be custom fabricated, the Applicant does not currently have a specification sheet, but the proposed railing will be to be similar to the railing in Figure 26, with two round rails and will be painted Riverway (SW 6222) to match the siding and trim in order to minimize the visibility of the railing.

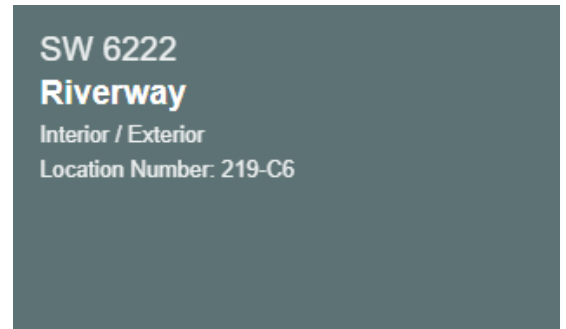


Figure 25 - Proposed paint color for siding and trim.



Figure 26 - Rear guardrail on one-story addition to be similar to this, painted Riverway to match siding.

The site improvements will consist of the following:

- **Item 10** – A parking lot of approximately 2,500 square feet will be installed. The lot will be paved asphalt, matching the house driveway.
- **Item 11** – A new walkway from the parking to the rear door is proposed to be constructed. The original application states the material will be white concrete. The application has been updated for brick paving to match that installed at the Thomas Isaac Log Cabin on Main Street (see Figure 30).

The alterations to the historic house will consist of:

- **Item 12** – Remove existing aluminum storm door on front of smaller stone building portion.
- **Item 13** – Repair existing wood door on front of smaller stone building portion.
- **Item 14** – Remove existing metal railing and construct a new wooden railing to match the design of the front porch (see Figure 28), but to be code compliant in height at 42-inches high. Top and bottom rails to be painted Sherwin Williams Riverway (6222), with white pickets.
- **Items 15** – Replace existing wood German lap siding on historic house dormers with new wood German lap siding in a 5-inch exposure (existing siding is 4.8 inches).



Figure 27 - Railing to be removed and replaced with a wood railing to match front porch.

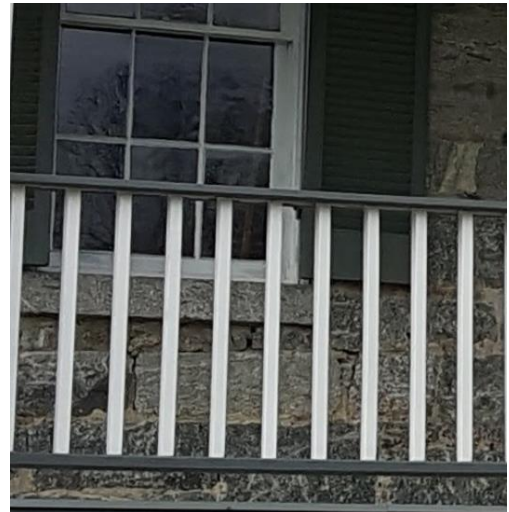


Figure 28 - Front porch railing design to be replicated at door on smaller stone portion of



Figure 29 - Siding on dormers to be replaced with wood in a 5-inch exposure.



Figure 30 - Brick walkway at parking area to match this brick at Thomas Isaac Log Cabin.

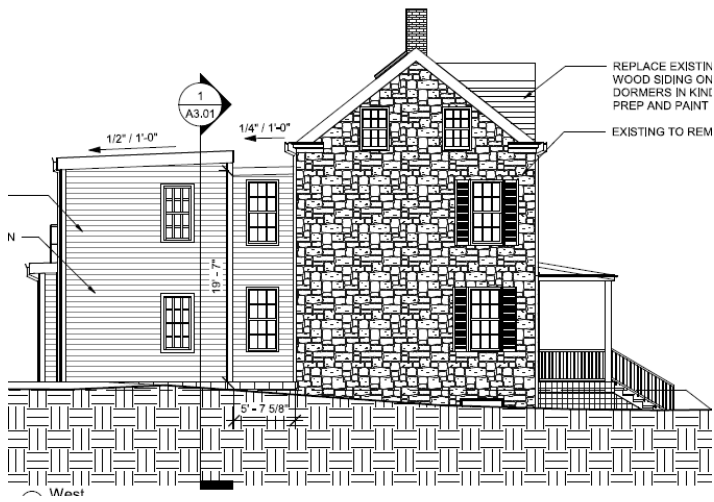


Figure 31 - Proposed new addition, west elevation.



Figure 32 - Existing conditions, west elevation.

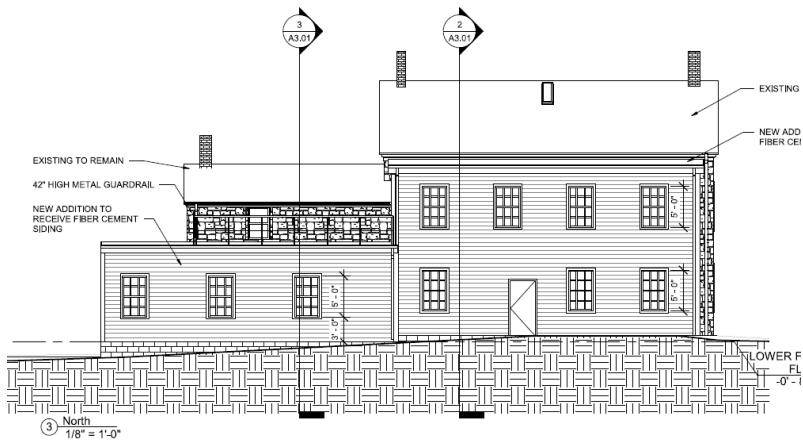


Figure 33 - Proposed rear (north) elevation. Door will line up with above window.



Figure 34 - Existing conditions, rear elevation.

HPC Review Criteria and Recommendations:

Demolition of Existing Addition and Proposed New Addition

Ellicott City Historic District Design Guidelines; Chapter 12: Demolition and Relocation

Chapter 12 states, "Demolition and relocation of any structure requires a Certificate of Approval from the Historic Preservation Commission. This requirement applies to structures such as retaining walls, sheds and garages as well as houses. Historic buildings are irreplaceable resources. Because their demolition will have a permanent detrimental effect on the historic district, the Commission will consider approving demolition only after all possible alternatives to preserve the structure are exhausted."

Section 300 of the Commission's Rules of Procedure provides information on the process for reviewing applications for demolitions in the historic district. The entire section is relevant to this application, and is incorporated by reference. Please refer to the Rules of Procedure for full text.

Rules of Procedure, Section 302, Demolition and Relocation of Structures in Historic Districts; Classification of Structure

- 1) *Section 302 states, "Before acting on an application for demolition or relocation, the Commission shall determine whether the structure is a Structure of Unusual Importance. Structures of Unusual Importance are structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district. Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission."*

The current addition dates circa the 1950s and consists of cinderblock construction covered with wood siding. While the current addition is architecturally compatible with the historic structure in material, scale, form and massing, it does not appear of Unusual Importance.

Rules of Procedure, Section 304, Demolition and Relocation of Structures in Historic Districts; Demolition of Other Structures

- 1) *Section 304 of the Commission's Rules of Procedures state, "If the Commission determines that the structure is not a Structure of Unusual Importance, it shall vote to approve or deny the application based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines."*

Section 16.607 – Standards for Review.

(a) Elements for Consideration. In reviewing an application for a certificate of approval, the Commission shall give consideration to:

- (1) The historic, architectural, or archeological value or significance of the structure and its relationship to historic value of the surrounding area.*
- (2) The relationship of the exterior architectural features of such structure to the remainder of the structure and to the surrounding area.*
- (3) The general compatibility of exterior design, scale, proportion, arrangement, texture and materials proposed to be used.*
- (4) Whether the requested action is necessary to protect against threats to public safety.*
- (5) Any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

If the Commission determines the structure is not of Unusual Importance, the process to be followed is described in Section 304 of the Rules of Procedure, under *Demolition of Other Structures*. Section 304.A states that if the Commission determines the structure is not a Structure of Unusual Importance, they shall vote to approve or deny the application based on the standards in Section 16.607 of the Howard County Code and its adopted Guidelines. An excerpt from Section 16.607 is provided above.

Chapter 7.A: New Construction: Additions, Porches and Outbuildings; Building Additions

1) Chapter 7.A states:

- a. *"Additions should be subordinate to historic buildings and not compete with or obscure the existing structure."*
- b. *"Typically, the primary view of a building is its front façade. However, Ellicott City's hilly topography and winding streets often provide prominent views of a building's rooftop, side or rear elevations as well as the front façade. When designing an addition, all views of the building should be considered."*

The addition is proposed on the side and rear of the building, but it will be visible when approaching the building from the front driveway. The HPC should consider how the addition appears from all views of the building and determine if the proposed 2-story addition appears subordinate to the historic building and does not compete with or obscure the historic structure.

2) Chapter 7.A states:

- a. *"Design additions in manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building."*
- b. *"Design an addition to be subordinate to the historic building in size, height, scale and detail and to allow the form of the original structure to be seen. Distinguish the addition from the original structure by using a setback or offset or a line of vertical trim between the old section and the new."*
- c. *"For any building, design the addition so that its proportions (relationship of width to height), the arrangement of windows and doors, and the relationship of solids wall area) to voids (window area) are compatible with the existing structure. Use a roof design that echoes or complements the original roofline. Gable and shed roofs are common for additions in Ellicott City."*

The addition will be two stories tall behind the main portion of the historic structure and one-story tall behind the two-story portion. Per the drawings, the proposed addition appears to cover the entire two-story rear of the historic stone building, obscuring parts of the rear of the building that have previously not been obscured. However, as recommended by a Commissioner at the February HPC meeting, the height of the addition has been lowered slightly to sit below the cornice line of the historic house.

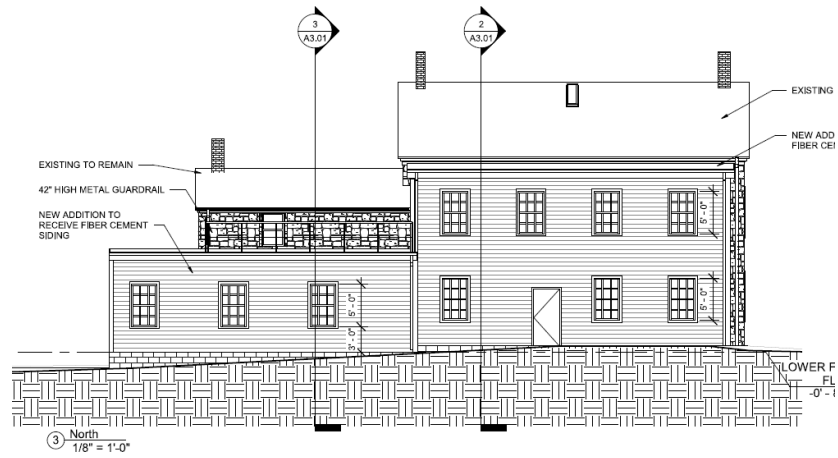


Figure 35 – Current proposed rear (north) elevation. Door will line up with above window.

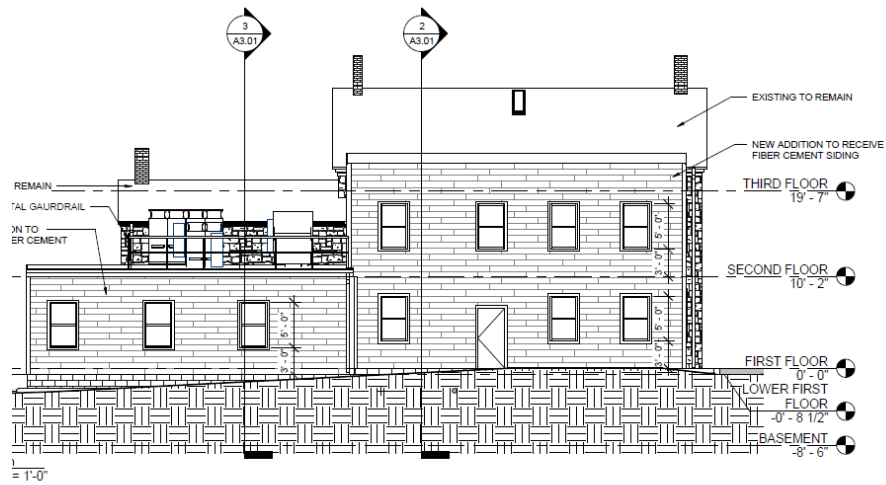


Figure 36 - February 2022, HPC 21-46, original rear elevation.

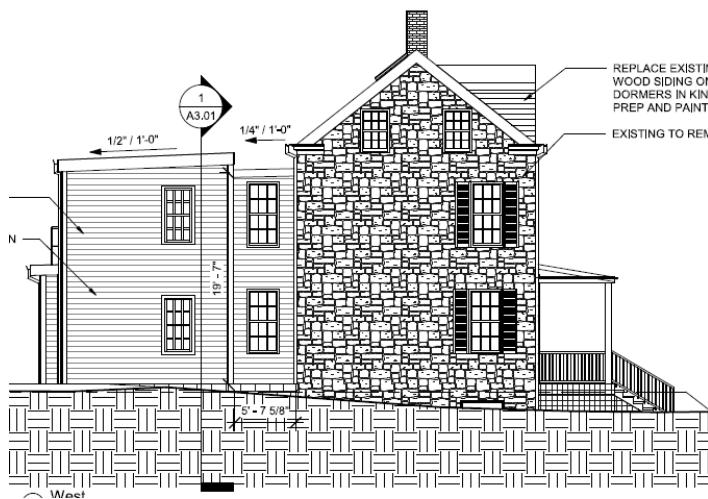


Figure 37 - Proposed new addition, west elevation.



Figure 38 - February 2022 original proposal, HPC-21-46

The proposed new addition design has been updated with a sloped roof that is now pitched away from the historic house. The existing historic house and existing east side addition have a gable roof.

The HPC should determine how well this design complies with the guidelines listed above and found in Chapter 7.A.

- 3) Chapter 7.A states, "On any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building."

The proposed siding and trim material, Boral TruExterior, has been previously approved by the Commission in certain circumstances. It shares many visual properties with wood siding and wood working tools can be used on it. Once painted, it is virtually indistinguishable from wood siding in texture and appearance. As the main historic building is all stone, use of this material will make clear the addition is not part of the historic structure.

The windows are proposed to be wood in a 6:6 pattern with a simulated divided light. More information and specifications are needed on the windows, but the proposed wood windows generally comply with the Guidelines.

The EPDM roof has been approved previously for use in the historic district on flat or low angle roofs, and white has become a common color used in to reflect the sun and reduce water runoff temperatures.

The proposed gutters and downspouts will match the existing, which complies with the Guidelines.

The proposed paint color is similar to the existing color, and is compatible with the historic stone structure.

Site Alterations

Chapter 9.D: Landscape and Site Elements: Walls, Fences, Terraces, Walkways and Driveways

- 4) Chapter 9.D recommends, “Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”

The proposal to make the parking area asphalt will be consistent with all public parking areas.

The proposal to construct a brick sidewalk from the parking area complies with the Guidelines, as the front walkway to the house is also brick.

- 5) Chapter 9.D recommends against, “new driveways, parking area, walkways, terraces or other features that substantially alter the setting of a historic building.”

While the parking area will be formally created and striped, the existing driveway provides for a parking area currently, so it will not substantially alter the setting.



Figure 39 - Location of parking.

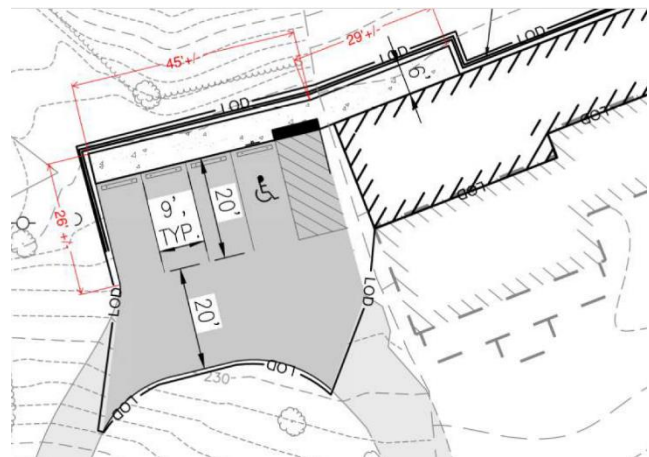


Figure 40 - Proposed parking area.

Alterations to Historic Structure

Chapter 6.D: Rehabilitation and Maintenance of Existing Buildings; Wood Siding, Shingles and Logs

- 6) Chapter 6.D recommends, “When necessary, replace deteriorated wood siding or shingles with wood siding or shingles that match the original as closely as possible in width, shape, and profile. Maintain the original shape and width of details such as cornerboards, cornices, and door and window trim.”

The existing siding on the front dormers will be replaced with a wood German lap siding in a 5-inch exposure. The existing exposure is 4.8 inches, so the new siding is only slightly larger.

Chapter 6.F: Rehabilitation and Maintenance of Existing Buildings; Porches and Balconies

- 7) Chapter 6.F recommends, “Replace deteriorated features with new materials as similar as possible to the original in material, design and finish.”

The removal of the existing metal railings at the secondary door on the front of the stone structure and installation of a wood railing to match the design of the front porch complies with the Guidelines. The existing railing is not historic, or code compliant. While the original design of this railing is unknown, the Applicant proposes to utilize an existing design on the historic building, using historically appropriate materials.

Chapter 6.G: Rehabilitation and Maintenance of Existing Buildings; Entrances

- 8) *Chapter 6.G recommends against, “on historic building, using screen storm or security doors that block the view of the main door or that have an ornate design out of character with the building. Using mill finish aluminum doors.”*

The proposal to remove the front storm door from the smaller stone portion of the historic house complies with the Guidelines as the existing door is mill finish aluminum doors and cover the view of the door entirely. The existing storm door is not in compliance.

Staff Recommendation to the HPC: Staff recommends the HPC:

- 1) Determine if the existing 1950s era addition is a Structure of Unusual Importance.
 - a. If the Commission determines the addition is not of Unusual Importance, Staff recommends the HPC vote to approve or deny the demolition based on the standards set forth in §16.607 of the Howard County Code and its adopted Guidelines.
- 2) If the Commission approves the demolition of the 1950s addition, Staff recommends the Commission determine if the proposed new addition complies with the Guidelines and approve, modify or deny accordingly, noting that some items, such as the windows and door, require additional information and may need to be subject to a future application.

OTHER BUSINESS

1. Administrative Updates
2. Rules of Procedure Update – consider proposals to update Rules to specifically address Demolition by Neglect, update meeting procedures for hybrid meetings and make technical corrections. Review proposed inspection form.
3. Design Guideline Update – General comments and feedback on the following chapters:
 - a. Chapter 1: Introduction
 - b. Chapter 2: History
 - c. Chapter 4: The Role of the Federal Government
 - d. Glossary

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Beth Burgess
Executive Secretary

Samantha Holmes
Staff, Historic Preservation Commission